

REGULAR MEETING
AGENDA

Wednesday, June 27, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

CONTINUATION OF PUBLIC HEARING

Opened on July 20, 2005 and immediately continued to tonight, July 27, 2005. Since no testimony, comment, or additional information was provided to the ZBA on December 18th, the seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Everett Drugge, and Jeff Williams.

CALENDAR NO. 50-2005

The application of Edward C. Piorkowski, Jr. filed on May 18, 2005 for an interpretation of Section 371 or if necessary a variance of Section 406 of the Darien Zoning Regulations to allow the construction of a two and one-half story cupola/tower. Section 371: an interpretation that the proposed 11.5'x 11.5' by 34.0' high structure (cupola/tower) is an acceptable architectural feature exempt from the height regulations; or if necessary a variance of Section 406: 34.0 in lieu of 30.0 feet maximum average roof height for the structure (cupola/tower). The property is situated on the north side of Old Kings Highway North approximately 250 feet east of the intersection of East Lane and Old Kings Highway North and is shown on Assessor's Map #32 as Lot #26, being 152 Old Kings Highway North and located in an R-1/2 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 60-2005

The application of William J. Bohdan & Lisbeth D. Bohdan filed on June 22, 2005 for an interpretation of Section 385 and, if necessary variations of Section 406 of the Darien Zoning Regulations to allow the establishment of a building lot. Section 385: a determination that the subject lot is a legal nonconforming building lot; and Section 406: 8,415 in lieu of 14,520 square feet minimum lot

size; and 50.0 in lieu of 80.0 feet minimum required lot width. The property is situated on the east side of Edgerton Street approximately 200 feet south of the intersection of Middlesex Road and Edgerton Street and is shown on Assessor's Map #21 as Lots #143 and 144, being 9 Edgerton Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 61-2005

The application of Lance Zimmerman/Zimmerman Architecture on behalf of Jeanine and Kevin Gallagher filed on June 22, 2005 for a variation of Section 334 of the Darien Zoning Regulations to allow the construction of a replacement two and one-half story residence. Section 334: construction on a portion of the building lot with 130.0 in lieu of 150.0 feet minimum required lot width. The property is situated on the south side of the Four Acres Road cul-de-sac approximately 500 feet east of the intersection of Four Acres Road and Highfield Lane and is shown on Assessor's Map #6 as Lot #22, being 3 Four Acres Road and located in an R-1 (residential) Zone.

CALENDAR NO. 62-2005

The application of William W. Seymour & Assoc. on behalf of William & Elizabeth Jones filed on June 22, 2005 for variations of Section 406 and if necessary Sections 331 and 402 of the Darien Zoning Regulations to allow the construction of two story garage, one story breezeway, and one story covered porch additions; and to allow the 6 Edgehill Drive residence to be utilized until the 14 Edgehill Drive residence is remodeled. Section 406: 48.8 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Winthrop Road; and Section 331: two in lieu of one, maximum main building on one lot; and Section 402: two in lieu of one single-family dwelling on its own lot. The property is situated on the southeast side of Edgehill Drive approximately 250 feet east of the intersection of Searles Road and Edgehill Drive and is shown on Assessor's Map #67 as Lots #42 and 44, being 6 and 14 Edgehill Drive and located in an R-1 (residential) Zone.

CALENDAR NO. 63-2005

The application of Rucci, Burnham, Carta, Carello & Reilly, LLP on behalf of John C. Orchulli aka Jack C. Orchulli, Marcia Hubbard Glass, and Hollow Tree Condominium Assoc. filed on June 22, 2005 for variations of Section 382 and 406 of the Darien Zoning Regulations to allow the installation of an underground

propane tank and relocated HVAC units; and the construction of a pool with patio, and one story additions to the condominium building and the detached garage. Section 382: enlargement of a non-conforming, four residence use of the property including the pool, patio, propane tank, relocated HVAC units, and additions; and Section 406: 6.7 in lieu of 50.0 feet minimum required front yard setback for the garage addition. The property is situated on the northeast side of Hollow Tree Ridge Road at the northeast corner formed by the intersection of Wee Burn Lane and Hollow Tree Ridge Road and is shown on Assessor's Map #7 as Lot #65, being 446 Hollow Tree Ridge Road and located in an R-2 (residential) Zone.

CALENDAR NO. 64-2005

The application of Kenneth Sellers on behalf of Maritza Rozas filed on June 22, 2005 for a variation of Section 382 of the Darien Zoning Regulations to allow the construction of a second story dormer addition. Section 382: enlargement of a non-conforming, two residence use of the property. The property is situated on the north side of Old Kings Highway South approximately 200 feet west of the intersection of Andrews Drive and Old Kings Highway South and is shown on Assessor's Map #63 as Lot #42, being 72-74 Old Kings Highway South and located in an R-1/3 (residential) Zone.

CALENDAR NO. 65-2005

The application of D. Peters Designs, LLC on behalf of James & Heather Raymond filed on June 22, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a one story kitchen entry covered porch and a one story main entry covered porch. Section 406: 36.5 in lieu of 40.0 feet minimum required front yard setback for the kitchen entry porch; and 35.3 in lieu of 40.0 feet minimum required front yard setback for the main entry porch. The property is situated on the west side of Lighthouse Way approximately 600 feet south of the intersection of Lighthouse Way and Boston Post Road and is shown on Assessor's Map #53 as Lot #35, being 11 Lighthouse Way and located in an R-1/2 (residential) Zone.

GENERAL MEETING

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any

expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. Approval of Minutes
 - a. Decisions from May 25, 2005 – Calendar Nos. 23-2005, 27-2005, 33-2005, 34-2005, 34-2005, 36-2005, 38-2005, and 39-2005 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Jeff Williams, and Peter Thoren).
 - b. Decision from June 15, 2005 – Calendar No. 41-2005 – Anna Durkovic, 2 Harriet Lane
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting).